

THIS INDENTURE, made and entered into this 11th day August, 1941, by and between FRANK A. MILLER, INC., a corporation, first party herein, and the CITY OF RIVERSIDE, a municipal corporation in the County of Riverside, State of California, second party herein: WITNESSETH:

That for and in consideration of the sum of ten Dollars lawful money of the United States of America to the first party in hand paid by the second party, receipt of which is hereby acknowledged, and of the covenants herein contained, said first party does by these presents grant, bargain, sell and convey unto said second party, its successors and assigns, all that certain real property, together with the appurtenances, situated in the City of Riverside, County of Riverside, State of California, particularly described as follows, to-wit:

That portion of Lot Three Hundred Fourteen (314) of the lands of the Southern California Colony Association, as shown by map on file in Book 4 page 75 of Maps, records of said Riverside County, being a portion of the lands known as the Hotel Tract, as provided for by Paragraph 3 of Contracts of May 4, 1887, between the Riverside Land Company, E. Rosenthal, Riverside Water Company and Riverside Land and Irrigating Company, particularly described as follows, to-wit:-

Commencing at the most northerly corner of Lot G (Rubidoux Mountain Drive), as shown on map of Mount Rubidoux Park, Unit No. 2. on file in Book 19 page 99 of Maps, records of said Riverside County; thence North $14^{\circ} 10'$ East a distance of 42.79 feet for the point of beginning, said point being herein given the further designation of Station A; thence South $14^{\circ} 10'$ West, 86 feet; thence South $49^{\circ} 07'$ West, 223 feet; thence South $63^{\circ} 28'$ West, 145 feet; thence South $32^{\circ} 43'$ West, 148 feet; thence North $74^{\circ} 49'$ West, formerly recorded North $74^{\circ} 58'$ West, 45.44 feet; thence North $51^{\circ} 01'$ West, 118 feet; thence North $05^{\circ} 58'$ West, 85 feet; thence North $13^{\circ} 53'$ East, 230 feet; thence North $05^{\circ} 02'$ West, 181 feet; thence North $16^{\circ} 05'$ East, 92 feet; thence North $44^{\circ} 51'$ East, 100.12 feet; thence North $72^{\circ} 41'$ East, 68.16 feet to a point on the west line of Lot A (Ninth Street), as shown on map of

Mount Rubidoux Park, Unit No. 3, on file in Book 19 page 97 of maps, records of said Riverside County, said point being herein given the further designation of Station B; thence South $00^{\circ} 49'$ East, 27 feet to the Southwest corner of said Lot A; thence on a curve concave to the South, the radial line at the beginning of said curve bearing North $00^{\circ} 49'$ West, with a radius of 93 feet and a central angle of $18^{\circ} 04'$, a chord distance of 29.2 feet; thence South $72^{\circ} 45'$ East, 50.92 feet; thence on a curve concave to the north, with a radius of 227 feet, and central angle of $22^{\circ} 11'$, a chord distance of 87.34 feet to a point on the westerly line of that certain parcel of land conveyed to Harold W. Naeckel and Mary Coleman Naeckel, his wife, by deed recorded January 14, 1941, in Book 488 page 110 of Official Records of said Riverside County; the last three courses and distances following along the Southerly line of said Lot A; thence South $09^{\circ} 20'$ West, 107.63 feet; thence South $12^{\circ} 46'$ East, 90.41 feet; thence South $64^{\circ} 21'$ East, 195.75 feet to the point of beginning; the last three courses and distances following along the westerly line and the Southerly line of said parcel of land so conveyed to Harold W. Naeckel, et ux, and said Southerly line extended Easterly.

Said property is also shown on Map of Lot 314 of the Riverside Land and Irrigation Company on file in Book 5 page 142 of Maps, records of said Riverside County.

RESERVING, however, for a public thoroughfare, a strip thereof of the uniform width of twenty (20) feet adjacent to the boundary described from Stations A to B above designated.

As part of the consideration moving the within transaction, second party hereby relinquishes and quitclaims unto first party, except as hereinbelow reserved, all of its present interest in and title to those certain reservations of rights incident to water, as contained in that certain deed dated June 23, 1914, and recorded in Book 411 page 90 of Deeds, records of said Riverside County, to which reference is hereby made for greater certainty, in which said deed said City of Riverside was party of the first part, and the Huntington Park Association, a corporation, was party of the second part, said reservations herein being relinquished being therein described in words and

figures as follows, to-wit:-

"expressly excepting and reserving therefrom, and reserving to the said party of the first part, and its successors and assigns, free of all cost and expense, the right of entry upon, and the right of way over and through said lands for the construction and maintenance of all water ditches, pipe lines, flumes, conduits and reservoirs, as now constructed, or that may be planned by the said party of the first part for the conveying and storing of all water for irrigating and domestic use and all other purposes."

EXCEPTING AND RESERVING from the relinquishment of said reservations the right of second party herein, its successors and assigns, to utilize, operate, enlarge, renew and maintain all facilities and means for the handling of overflow- and waste-water which are now located on or in the parcels of land hereinafter described, together with the right of ingress and egress over said parcels for all purposes of proper utilization of said reserved rights and facilities; said parcels being more particularly described as follows, to-wit:-

- 1) Lot Fifteen (15) of Mount Rubidoux Park, as shown by map on file in Book 19 page 65 of Maps, records of said Riverside County.
- 2) That portion of said Lot 314 of the lands of the Southern California Colony Association conveyed to Harold A. Naeckel and Mary Coleman Naeckel, his wife, by deed dated December 31, 1940, and recorded in Book 488 page 110 of Official Records of said Riverside County, to which reference is hereby made.
- 3) That portion of said Lot 314 conveyed to M. E. Pangle and Gertrude Pangle, his wife, and Mary Ellen Pangle, by deed dated February 27, 1941, and recorded in Book 493 page 314 of Official Records of said Riverside County, to which reference is hereby made.
- 4) That portion of said Lot 314 described as follows:-
Beginning at the point described as the point of beginning in description of the parcel hereinabove conveyed to second party; thence North 64° 21' West, 55.85 feet to the parcel of said Naeckels, as above described; thence northerly along the easterly line of said Naeckels' parcel (the same following

a Rock Wall) to the point of intersection with the southerly line of the parcel conveyed to said Pangles, as above described, said southerly line lying on a bearing South 60° 24' East; thence South 60° 24' East, 46.3 feet, more or less, to the southeast corner of said Pangles' parcel; thence northerly along the easterly line of said Pangles' parcel to the southerly line of Ninth Street, as shown by map of Mount Rubidoux Park, Unit No. 3, above referred to; thence northeasterly along the southerly line of Ninth Street to the westerly line of Lot E in said Mount Rubidoux Park, above referred to; thence southerly along the westerly line of said Lot E to the point of beginning.

- 5) All land adjacent to all of the parcels particularly described herein shown or used as public thoroughfares but title to which now vests in first party.

IN WITNESS WHEREOF the parties hereto have caused their respective corporate names and seals to be hereto affixed and this instrument to be executed by their proper officers thereunto duly authorized.

FRANK A. MILLER, INC.

By Alice Miller Hutchings
President

By W. J. Herbert
Asst. Secretary

Rec. Feb 5, 1942.

TIN. (5) ALL LAND ADJACENT TO ALL OF THE PARCELS PARTIC DESC HEREIN SHOWN OR USED AS PUB THOROUGHFARES BUT ~~THE~~ 36

TO WHICH NOW VESTS IN 1ST) FEBRUARY 5, 1942

1 19 42 JEED DAVIS, FLOYD E., AND LONG, ED \$10. LOT 18, BLK 2 WESTERN AVE SUBD,
JUANITA E., HIS WF
(CONSID LESS THAN \$100.)

2 3 42 AFDDT TUTHILL, GRACE T. NAME OF CHILD: ROBERT PERCIVAL
BIRTH (AUNT) RIDDELL, BORN 7/5/1897
AT CORONA, CALIF.

ODELL

2 5 42 NOT HUBER, PHILIP E., CROWELL, OSCAR
INTEN (LICENSEE) (TRANSFEREE)
TRANSF
L10 LICENSES
ON-SALE BEER AND WINE LICENSES AND
ON-SALE DISTILLED SPIRITS LICENSES,
UNDER NAME OF "THE PLANTATION" AT 1075
EIGHTH ST., RIVERSIDE, CALIF.
TO BE TRANSFERRED ON 2/13/42 @ 10:45 AM
AT OFFICE OF BEST, BEST & GABBERT,
ATTYS.

EST & GABBERT

10 21 41 RECON CORPORATION OF AMERICA, ODEL, HATTIE M., A WIDOW, 395/513 OR #669 OF 11/12/38
BY AGT AKA ODELE, HATTIE

LOCKHART

2 5 42 LIS COACHELLA VALLEY COUNTY WHITE, BEN F., ADMNR
PEN WATER DISTRICT, OF THE EST OF STREETER, EGBERT M.,
A PUB AGCY OF THE STATE DEC; -DFTS
OF CALIFORNIA
-PLTF
SUP CT RIV #34976
COMPLT TO QUIET TITLE ON:
1/2 OF SEC 14 OF SEC 29, T8S, R9E, S34N, 1/2
Hence: 882'

SCCA, MAP 4/75 RIV, BEING A POR OF
LANDS KNOWN AS THE HOTEL TRACT, AS
PROVIDED FOR BY PARAGRAPH 3 OF
CONTRACTS OF 5/4/1887, BETW THE
RIVERSIDE LAND COMPANY, E. ROSENTHAL,

RIVERSIDE WATER COMPANY & RIVERSIDE LAND & IRRIGATING COMPANY, PARTIO DESC AS FOL: COM AT THE MOST NLY COR
OF LOT G (RUBIDOUX MOUNTAIN DRIVE), AS SHOWN ON MAP OF MOUNT RUBIDOUX PARK, UNIT No. 2, MAP 19/69 RIV; TH
N 14° 10' E A DIST OF 42.79 FT FOR FOB, SD PT BEING HEREIN GIVEN THE FURTHER DESIGNATION OF STATION A; TH
S 14° 10' W, 86 FT; TH S 49° 07' W, 223 FT; TH S 53° 23' W, 145 FT; TH S 32° 45' W, 148 FT; TH N 74° 49' W,
FORMERLY REC N 74° 58' W, 45.44 FT; TH N 51° 01' W, 113 FT; TH N 05° 53' W, 35 FT; TH N 13° 53' E, 230 FT;
TH N 05° 02' W, 181 FT; TH N 16° 05' E, 92 FT; TH N 44° 51' E, 100.12 FT; TH N 72° 41' E, 68.16 FT TO A PT
ON THE W LINE OF LOT A (NINTH ST), AS SHOWN ON MAP OF MT RUBIDOUX PARK, UNIT No. 3, ON FILE IN 19/97 RIV,
SD PT BEING HEREIN GIVEN THE FURTHER DESIGNATION OF STA B; TH S 00° 49' E, 27 FT TO THE SE COR OF SD LOT A;
TH ON A CURVE CONCAVE TO THE S, THE RADIAL LINE AT THE BEG OF SD CURVE BEARING N 00° 49' W, WITH A RADIUS
OF 93 FT & A CENTRAL ANGLE OF 18° 04', A CHORD DIST OF 29.2 FT; TH S 72° 45' E, 50.92 FT; TH ON A CURVE
CONCAVE TO THE N, WITH A RADIUS OF 227 FT, AND GEN ANGLE OF 22° 11', A CHORD DIST OF 87.34 FT TO A PT ON THE
WLY LINE OF THAT CERT PARCEL OF LAND CONV TO HAROLD W. NAECKEL AND MARY COLEMAN NAECKEL, HIS WF, BY DEED
REC 1/14/41 IN 488/110 OR RIV; THE LAST 3 COURSES & DISTANCES FOL ALONG THE SLY LINE OF SD LOT A; TH S 09°
20' W, 107.63 FT; TH S 12° 46' E, 90.41 FT; TH S 64° 21' E, 195.75 FT TO POB; THE LAST 3 COURSES & DISTANCES
FOL ALONG THE WLY LINE & THE SLY LINE OF SD PARCEL OF LAND SO CONV TO HAROLD W. NAECKEL, ET UX, & SD SLY
LINE EXTENDED ELY.

SD PROP IS ALSO SHOWN ON MAP OF LOT 314 OF THE R.L. & I. Co. ON FILE IN 5/142 RIV
RESERV, HOWEVER, FOR A PUB THOROUGHFARE, A STRIP THEREOF OF THE UNIFORM WIDTH OF 20 FT ADJAC TO THE EDRY
DESC FROM STATIONS A TO B ABOVE DESIGNATED.

2ND PARTY HEREBY RELINQUISHES & QUITCLAIMS UNTO 1ST PARTY, EXC AS HEREINBELOW RESERVED ALL OF ITS PRESENT
INT IN & TITLE TO THOSE CERT RESERVATIONS OF RTS INCIDENT TO WATER, AS CONT IN THAT CERT DEED DATED 6/23/14
& REC IN 411/90 DEEDS, RIV Co, SD RESERVATION BEING THEREIN DESC AS FOL: "EXPRESSLY EXC & RESERV THEREFR,
& RESERV TO THE SD PARTY OF 1ST PART, & ITS SUCCESSORS & ASSIGNS, FREE OF A-L COST & EXPENSE, THE RT OF
ENTRY UPON, & R/W OVER & THRU SD LAND OR THE CONSTR & MAINT OF ALL WATER DITCHES, PIPE LINES, FLOWES,
CONDUITS & RESERVOIRS, AS NOW CONSTRUCTED, OR THAT MAY BE PLANNED BY SD PARTY OF 1ST PART FOR THE CONVEY
& STORING OF ALL WATER FOR IRRIGA & DOMESTIC USE & ALL OTHER PURPOSES".

EXC & RESERV FROM THE RELINQUISHMT OF SD RESERVATIONS THE RT OF 2ND PARTY HEREIN, TO UTILIZE, OPERATE,
ENLARGE, RENEW & MAINT ALL FACILITIES & MEANS FOR HANDLING OF OVERFLOW & WASTE-WATER WHICH ARE NOW LOCA ON
OR IN THE PARCELS OF LAND HEREINAT DESC, TOG WITH THE RT OF INGRESS & EGRESS OVER SD PARCELS FOR ALL PURP
OF PROPER UTILIZATION OF SD RESERVED RTS & FACILITIES; SD PARCELS BEING MORE PARTIO DESC AS FOL:

- (1) LOT 15 OF MT RUBIDOUX PARK, MAP 19/65 RIV
- (2) THAT POR OF SD LOT 314 OF THE LANDS OF SCCA CONV TO HAROLD A. NAECKEL & MARY COLEMAN NAECKEL, HIS WF,
BY DEED DATED 12/31/40 & REC IN 488/110 OR RIV, TO WHICH REFERENCE IS HEREBY MADE.
- (3) THAT POR OF SD LOT 314 CONV TO M. E. PANGLE & GERTRUDE, HIS WF, & MARY ELLEN PANGLE, BY DEED DATED
2/27/41 & REC IN 493/314 OR RIV, TO WHICH REFERENCE IS HEREBY MADE.
- (4) THAT POR OF SD LOT 314 DESC AS FOL: BEG AT THE PT DESC AS THE FOB IN DESC OF THE PARCEL HEREINABOVE
COND TO 2ND PARTY; TH N 64° 21' W, 55.85 FT TO THE PARCEL OF SD NAECKELS, AS ABOVE DESC; TH NLY ALONG THE
ELY LINE OF SD NAECKELS' PARCEL (THE SAME FOL A ROCK WALL) TO PT OF INTERSEC WITH THE SLY LINE OF THE PARCEL
CONV TO SD PANGLES, AS ABOVE DESC, SD SLY LINE LYING ON A BEARING S 60° 24' E, 46.5 FT, M-1, TO

THE SE COR OF SD PANGLES' PARCEL; TH NLY ALONG THE ELY LINE OF SD PANGLES' PARCEL TO THE SLY LINE OF NINTH ST
AS SHOWN BY MAP OF MT RUBIDOUX PARK UNIT No. 3, ABOVE REF TO; TH NELY ALONG THE SLY LINE OF NINTH ST TO THE
ELY LINE OF LOT E IN SD MT RUBIDOUX PARK; TH SLY ALONG WLY LINE OF SD LOT E TO POB (CONTIN ON NEXT SHEET)

19V
65

7 10 38 DEED CONNER, MYRTLE,
A MAR WOMAN

KING, AMBER G.,
A MAR WOM, AS HER OWN
SEP PROPERTY

(SAME PROP & WATER STOCK)

2 4 42 AFFOT RUIZ, LUPIE (MOTHER)
BIRTH

NAME OF CHILD: ALBERT RUIZ
DATE OF BIRTH: 9/22/12, SAN JACINTO,
CALIF.

8 11 41 DEED FRANK A. MILLER, INC., CITY OF RIVERSIDE,
A CORP., BY F. & A.S. A MUNICIPAL CORP

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